

Edgar Patterson House
1241 30th Street, N.W.
Washington (Georgetown)
District of Columbia

HABS No. DC-177

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

EDGAR PATTERSON HOUSE

Location: 1241 30th Street, N.W., (Georgetown), Washington, D.C.
The house is located on the east side of 30th Street (formerly Washington Street) midway between Olive and N Streets.

Present Owner: Mrs. Celicia P. Bolin

Present Occupants: Miss Martha Pat Bell
Miss Dale House
Miss Judy Ruffner

Present Use: Private Residence

Statement of Significance: The combination of a wooden second story overhanging a brick first floor makes this house unique in Georgetown. However, both historical information and careful architectural study give evidence that the house was originally a one story frame, the present brick first floor being the original basement.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: The building is located in Square 1211, lot 812 (formerly Square 41, lot 153 and 154). The following is an incomplete chain of title to the property. The references are to the Recorder of Deeds, Washington, D.C.

1796 Deed June 23, 1796, recorded June 24, 1796 in
Liber B folio 511
Thomas Beall
To
Peter Casanave
Lot 153

1806 Deed April 12, 1806, recorded May 19, 1806 in
Liber P folio 193
Samuel Brooke, Trustee
To
George Thomson
Lot 153

- 1807 Tax Deed June 29, 1807, recorded July 18, 1807 in
Liber S folio 37
George Magruder, Collector of the Corporation of
Georgetown
To
Alexander Suter
Sold for taxes as the property of the grantee
Lot 153
- 1808 Deed December 28, 1808, recorded January 31, 1809 in
Liber V folio 207
John Peter and wife Harriet
To
Edgar Patterson
Lot 154
- 1813 Deed November 3, 1813, recorded January 17, 1814 in
Liber AG folio 28
Edgar Patterson
To
Henry Foxall
Lots 153 and 154
Consideration: \$4212.80
- 1858 Deed January 20, 1858, recorded January 21, 1858 in
Liber JAS 148 folio 159
Philip T. Berry, et al
(Trustee for the estate of Henry Foxall)
To
Margaret Ann F. Osborne
Parts of lots 153-154
- Deed January 20, 1858, recorded February 3, 1858 in
Liber JAS 149 folio 98
Philip T. Berry
Margaret A. F. Osborn
To
William Redin
- Deed January 20, 1858, recorded February 3, 1858 in
Liber JAS 149 folio 93
William Redin
To
Sarah Berry, wife of Philip T. Berry

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- 1869 Deed April 1, 1869, recorded April 3, 1869 in
Liber D 5 folio 172
Sarah Berry
To
Richard A. Macomb
- 1917 Deed July 23, 1917, recorded August 3, 1917 in
Liber 4002 folio 155
Heirs of Richard Macomb
To
Marianna Stanton
- 1921 Deed February 24, 1921, recorded February 25, 1921 in
Liber 4455 folio 381
Marianna Stanton
To
Benjamin A. King
- Deed February 28, 1921, recorded March 2, 1921 in
Liber 4500 folio 224
Benjamin A. King
To
Anna P. Beardsley
- Deed March 19, 1921, recorded April 20, 1921 in
Liber 4499 folio 291
Anna P. Beardsley
To
M. Harold Keady and wife Anna Margie
- 1923 Deed February 6, 1923, recorded February 14, 1923 in
Liber 4904 folio 35
M. Harold Keady
To
Anna Virginia Huey
- 1930 Deed October 7, 1930, recorded October 14, 1930 in
Liber 6492 folio 547
Anna Virginia Huey
To
Elizabeth C. Tandy

1962 Deed May 3, 1962, recorded May 17, 1962 in
Liber 11803 folio 19
Elizabeth C. Tandy
To
Joseph Allen Patterson

1963 Deed January 3, 1963, recorded January 7, 1963 in
Liber 11928 folio 406
Joseph Allen Patterson
To
Cecilia McCallum Parker Bolin

2. Date of erection: The Georgetown Assessments for 1808
(National Archives Microcopy 605, Group 351, roll 8)
give the following information:

Edgar Patterson

July 21, 1809	John Peter lot 154 Beall's	\$ 150
August 11, 1811	1 story frame on 153 Beall's	
August 17, 1812	Alexander Suter lot 153 Beall's	\$ 400

The house is assessed as a frame dwelling through the 1818-1819 assessments (roll 11).

The Boschke map published in 1861 shows only the original front portion of the house. Sometime before 1870 the frame portion was recognized as the second story. The assessment for 1865 (roll 12) is:

Sarah Berry

153 and 154	132' Washington Street	120' deep	\$ 640
Improvements	Two Story Brick and Frame House		\$ 900

The Hopkins Atlas of 1890 shows the outline of the house in its present state with the rear porch and kitchen block.

3. Architect: Unknown
4. Original plans, construction, etc: None known
5. Alterations and additions: The present brick first floor was originally the basement to the house and was converted to the first floor by 1840. The present kitchen and back porch are not original to the house but are late 19th century. The higher elevation of the dining room-stairway

half of the first floor appears to be a 20th century renovation. Interior partitions and door openings have been changed significantly on both floors.

6. Important old views: None known

B. Historical Events Connected with the Structure:

1. Washington City directories provide the following tenant information:

1858	Ancus M. Hoffer, dentist, h. 108 Washington
1870	Henry Woodward, clerk
1872-1880	Richard Macomb, printer
1881-1915	Macomb family members
1918	vacant
1919	Mrs. Lillian Kengla
1921	vacant
1922-23	Martin H. Keady
1924-27	Mrs. Antoinette Funk
1928	vacant
1929-30	Drew Pearson
1932-42	Elizabeth Tandy
1943	Albert Dick
	Mary Reed
	Hugh R. Stephenson
1948	Ruth Philips
1954-56	Mrs. Bessie Trout
1960	Nancy Riley
1962-64	Joseph Patterson
1965	Albert Corbett

Prepared by Ellen J. Schwartz
Architectural Historian
Commission of Fine Arts
August, 1968

PART II. ARCHITECTURAL INFORMATION:

A. General Statement:

1. Architectural character: 1241 30th Street is a house type which is unique in Georgetown today. With its frame second floor overhanging a lower floor of brick, its massive central brick chimney and its steep gable roof facing the street, this house is a good example of modest late colonial design. These characteristics and others suggest that this house may be one of the oldest remaining in Georgetown.
2. Condition of fabric: The house is in good condition on both interior and exterior. There has been some remodelling to make the house servicable for 20th century living. There are also two major alterations. First, it appears that the original entry to the house was at what is now the position of the southern most second floor window of the facade. This is surmised from evidence of repair of the flooring at that position and from the fact that before 1830, 30th Street was considerably higher at this point, but was excavated in connection with the building of the C. and O. canal after 1830. A second major alteration was the addition of a 3 story brick kitchen addition to the northeast of the main block adjoining the present dining room. This addition appears to be of early to mid-19th century date.

B. Description of Exterior:

1. Overall dimensions: This two story brick and frame house faces west onto 30th Street between Olive and N Streets and its south wall is approximately 105' north of the centerline of Olive Street. The house has a 3 bay facade about 20' in length and is approximately 40' in total depth.
2. Foundations: At present the house is on grade at the facade while at the east elevation the rear yard is excavated so that a basement level opens directly out onto the rear yard. Foundation material is brick.

3. Wall construction: The ground floor is of brick construction while the second floor is a clapboard covered wood frame. At the facade, the second floor projects 8" beyond the brick face of the ground floor. This projection is visually supported by flaring wood brackets of 18th century design.
4. Framing: Not visible.
5. Porches, stoops, bulkheads, etc.: A wood frame porch, 7' deep by 14' wide is positioned to the east of the main block and is entered from the stairhall, dining room, and kitchen of the first floor.
6. Chimneys: A special feature of the dwelling is the large 5 1/2' by 4' chimney located at the center of the main portion of the house between the living and dining rooms. It is two sided, with fireplaces at both its east and west sides. At the roof, this chimney breaks through the ridge and then is topped by a six course battered cap.
7. Openings:
 - a. Doorways and doors: The entry door is of modern date and has a 5 light fixed transom. As mentioned earlier, it is likely that the original door was at the second floor directly over the present location.
 - b. Windows and shutters: Windows at the ground floor typically are 6/6 light double-hung wood sash. Those at the second floor are 9/6 light double-hung wood sash. These windows appear to be 20th century replacements of earlier units. Shutters are used at the facade for both first and second floor windows. These are single panel fixed louvered and painted black.

At the rear, window and door openings in both the brick kitchen ell and the east elevation of the main block are bridged by 2" and 3" wood lintels.
8. Roof:
 - a. Shape, covering: The gabled roof, with its ridge perpendicular to the street, has a standing seam metal covering at the north pitch and an asphalt shingle covering at the south pitch.

b. Cornice, eaves: At the west facade the gable rakes are edged by a 5" molded wood cornice. This cornice is terminated at end by a short 1' horizontal return. The west elevation gable end is terminated by a simple cornice board.

c. Dormers, cupolas, towers: There are none.

C. Description of Interior:

1. Floor plans: This side hall plan house with kitchen ell has its staircase located at the southeast corner of the main block at the end of the hall. At the first floor there is a front living room, a back dining room in the gabled portion and a kitchen in the ell. The floor level of the dining room and the east half of the hall are 6" above that of the living room and the floor level of the kitchen is 11" above that of the dining room. At the second floor there are front and back bedrooms and a bathroom in the rear ell. A basement extends under the ell and under the eastern half of the main section of the house.
2. Stairways: The 1/4 turn staircase to the second floor, located at the eastern end of the entry hall is of late 18th century appearance. It ascends thirteen 8" risers from west to east with corner winders turning to the north as the second floor is reached. Details of the stair are quite simple. The rail is a 3/4 round section, the newel is a square 2 1/2" post, and there are two simple rectangular balusters per 10" tread. Below this is the basement stairway with a platform at the east and ten risers down from east to west.
3. Flooring: The second floor retains handsome wide board pine flooring with several pieces being 1' to 1' 2" in width. The first floor has a few wide boards in the living room and the front half of the entry hall but generally is 20th century narrow boarding.
4. Wall and ceiling finish: Walls and ceilings are painted plaster over brick or lath.
5. Doors and doorways: The oldest doors in the house (pre 1850) are at the second floor from the front to the back bedroom and from the hall to the back bedroom. These are both simple 6 panel doors.

6. Decorative features and trim: First floor trim is of 20th century date and consists of 2" door and window trim and a 6" baseboard. Probably of 19th century date, however, is a 3' 4" high chair rail in the living room. Below the rail the wall is furred out 1 1/2" to form a simple dado band.

Trim at the front bedroom on the second floor is probably of 19th century date and consists of simple 1 1/2" door and window trim and a 6" baseboard.

7. Notable hardware: The only notable item of hardware is that the windows at the second floor use metal strip weight hangers.
8. Lighting: There is nothing of note.
9. Heating: The major features of the interior are the four wood mantelpieces surrounding each of the fireplaces on the first and second floors. In the living room the mantelpiece is probably of 20th century date in imitation of 19th century design. It is 4' 6" x 4' 5" high with a 6" deep mantel shelf. The dining room mantel piece is of a more plausible 18th century type and is 5' x 4' 6" high with a 6" x 5' 9" mantel shelf. The mantel is of very simple design having two vertical sideboards, a lintel board between these, a strip trim under the mantel shelf and three piece strip trim. The latter consists of a vertical trim at the outer edge of both vertical boards and a horizontal strip terminating and connecting these two across the lintel board at a height of about 3 1/2".

At the second floor both bedroom mantelpieces are of similar design to that in the dining room. That at the front room is 4' 3" x 4' 3" with a 7" x 5" mantel shelf. That at the rear room is 3' 8" x 4' 3" high. Both of these are of late 18th century type and have brick hearths and firebacks.

The present heating system has radiator units in each room.

D. Site:

1. General setting and orientation: This house is set in a group of small row houses on one of the older resi-

dential streets of Georgetown. As indicated earlier, its setting has been dramatically changed by the early 19th century excavation of the slope of 30th Street at this point.

2. Enclosures: The rear yard is enclosed by 7' high brick wall at the east and a 10' high brick retaining wall at the north. The south side of the yard is closed by a 5' high wood fence.
3. Outbuildings: Foundation remains located 27' east of the east wall of the kitchen ell and at 8' from the north brick wall of the rear yard have not been identified with any particular past function.
4. Walks: The dwelling fronts onto a brick herringbone pattern sidewalk.
5. Landscaping: A brick patio the east of the kitchen ell is about 9' square. A medium sized maple tree shades the facade on 30th Street.

Prepared by William P. Thompson
Architect
Commission of Fine Arts
September, 1968